

**PLANNING & INSPECTIONS DEPARTMENT**

**Craig N. Benedict, AICP, Director**

**Administration**  
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**Hillsborough, NC 27278**



August 28, 2020

**Notice of Virtual Neighborhood Information Meeting (NIM)**  
**Residential Subdivision (Minor with Flexible Development) (Case SUB20-0016)**  
**Located on the east side of Orange Grove Road (north of Fern Creek Lane)**  
**Orange County Property ID Numbers (PINs) 9840-33-9815; and 9840-43-9598**  
**To be held on-line**  
**Monday, September 28, 2020 7:00 PM - 8:00 PM (EDT)**

To Whom It May Concern:

The purpose of this letter is to notify you of an upcoming virtual on-line meeting pertaining to the review of proposed residential subdivision on the east side of Orange Grove Road (north of Fern Creek Lane).

This NIM notification is in accordance with the provisions of Orange County Unified Development Ordinance (UDO) Section(s) *2.14: Minor Subdivisions; and 712 Flexible Development Subdivisions*. You are being notified because Orange County GIS and Tax Records indicate that you own property within 1,000 of the subject property. You are invited to attend the on-line NIM and/or contact the Planning Department about the request. However, attendance and/or participation are not mandatory.

**Major elements of the proposed subdivision are as follows:**

Orange County Planner:	Patrick Mallett, Planner II
Applicant:	Jodi Bakst, Real Estate Experts
Owner:	Stephen and Sharon Burt
Property ID Numbers (PINs):	9840-33-9815; and 9840-43-9598
Total Property Size:	55.58 acres
Location:	Orange Grove Road (north of Fern Creek Lane)
Zoning:	Rural Residential (R-1)
Watershed:	Haw River Unprotected Portion of Watershed

**The Subdivision Proposes:**

- 12 new single-family residential lots (with one additional 13th lot via recombination);
- 56% (31.1 acres) of the site held in Open Space to be held and maintained a HOA;
- Single-family lots ranging in size from 1.4 - 2.2 acres; and
- One lot with access via Orange Grove Road, and 12 lots accessed via a new private road (Class A with 18 feet wide road with gravel and/or asphalt within a 50 Foot wide right-of-way).

The on-line NIM has been scheduled for **Monday, September 28, 2020 from 7:00-8:00 p.m.** During this meeting, Current Planning staff and the applicants will review the proposal and be available to address questions. Note, due to the circumstances associated with the COVID-19 crisis, there will not be any provisions for physically attending the NIM. It is an on-line meeting only.

The NIM is being held via the GoTo on-line meeting platform. You can join the meeting from your computer, tablet or smartphone via:

<https://global.gotomeeting.com/join/693633765>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/302256829>

You can also dial in using your phone.  
United States: +1 (646) 749-3122

Access Code: 693-633-765

For those individuals who may have limited internet access and/or unable to attend the NIM, Please feel free to contact me any time before or after the meeting via:

Phone: (919) 245-2577;  
E-mail: [pmallett@orangecountync.gov](mailto:pmallett@orangecountync.gov); or  
Mail: Planning Department  
C/o Patrick Mallett, Planner II  
P. O. Box 8181  
Hillsborough, NC 27278

Additional information on this project and other projects can be found on the Planning Department's website under the '*Current Interest Projects*' tab at:

<https://www.orangecountync.gov/792/Planning-Inspections>.

Thank you in advance for your interest and participation in this process!

Very Respectfully,  
Patrick Mallett  
Patrick R. Mallett, Planner II

Attachments: Application; Concept Plans; Site Assessment; and Soils & Wetlands Map.